



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306279
Applicant Name: Koorus Tahghighi
Address of Project: 734 S. Lucile Street

SUMMARY OF PROPOSED ACTION

Master Use Permit for future demolition of the remaining 14,215 square feet of a Warehouse/Administrative Office building in a General Industrial zone (IG1-U/85'). A 2,698 square foot portion of the building was previously demolished under project 2303067 (Permit #737205).

The following approval is required:

SEPA – Environmental Determination – Chapter 25.05., Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition or another agency with jurisdiction.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code [SMC] Chapter 25.05). Public notice was published on October 17th, 2003. The required public comment period ended on November 5th, 2003. No written comment was received.

ANALYSIS

The Department of Planning and Development has analyzed and annotated the environmental checklist dated September 25th, 2003; reviewed the project plans and any additional information in the file. A site visit was also conducted. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The only further conditioning or mitigation that is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665) is for the proponent to notify the Puget Sound Clean Air Agency of building demolition plans, prior to issuance of a demolition permit (including prior to issuance of this MUP, which authorizes demolition).

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C) including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)

CONDITIONS – SEPA

Prior to Issuance of Any Permit to Demolish:

1. The owner(s) and/or responsible party(s) shall provide documentation to the Department of Planning and Development's Land Use Planner that Puget Sound Clear Air Agency has received all information necessary to assess and mitigate likely air impacts.

Signature: (signature on file) Date: December 4, 2003
Joan S. Carson, Land Use Planner II
Department of Planning and Development
Land Use Services